

Bradford Park Newsletter



Published monthly for the Bradford Park Homeowners Association by Neighborhood News Inc.

September / October 2024

Letter from the President

By Keith A. Lindsey, MBA - President, Owners Association of Bradford Park, Inc.

Maintain Your Property:

I've noticed while driving around that there are a number of homes that need their yard mowed and/or their fence(s) maintained (broken pickets, part of the fence leaning, etc), debris in front of the home, various items like lawn mowers or trash/recycle cans visible from the road in the front yard, storage containers in the driveway, and trailers and/or abandoned/disabled cars left parked on the street or in the driveway. All of these are actionable by the Association.

The Board doesn't like to have to assert it's authority because we believe that we're all adults here and everyone should maintain our respective properties. However, if a homeowner chooses not to maintain their property, we will assert our authority and make sure that maintenance is done in accordance with our deed restrictions. Note, if we have to do it, it'll likely cost you more money than if you did it yourself, so it's in your best interest to either do it yourself or have it done for you.

For yard maintenance that falls within the City of Round Rock's Ordinances, I will report those to the City who are reported to me or that I notice are not in compliance with those Ordinances.



So please, maintain your property!



PAY YOUR DUES!!

I was reviewing the most recent Accounts Receivable report and there are 68 homeowners who owe a balance to the Association.

The lowest amount is \$5.41.

The greatest amount is \$6,728.10, though that amount will almost certainly be reduced per Texas law.

Current amount outstanding is: \$40,696.30!

Please understand, the Association documents mandate that the Association charge interest at the rate of 10% per annum. In addition to that, Goodwin charges \$4 per month for the reminder notices. These are added to your account monthly.

Last summer, the Board approved a new collections policy. That policy is available on bphoa.info. You can view it by scanning the QR-code to the right:



Current Collections Policy QR-code

I've written a couple of articles in this newsletter before about what can happen if you don't pay your dues. One of those newsletters can be found by scanning the QR-code to the right:



July/August 2023 Newsletter QR-code

GOODWIN & COMPANY

Property Management Company & Town Square!

We are pleased to continue to work with Goodwin & Co as the property management company for the Owners Association of Bradford Park. Their main mode of communication is via email and an electronic system that they call "Town Square". Joe Gaines, our property manager, would like to see as many people as possible signed up to receive updates and information via Town Square... these are the instructions to sign up:

1. Go to: www.goodwintx.com
2. Press menu icon
3. Enter community "Bradford Park", press search icon
4. Select "Register New Account" at Townsquare icon
5. Enter last name, zip, account number

If you need your account number, Joe can help you out with that!

Please contact him:

JOE GAINES, Community Manager
Goodwin & Company
MOBILE: 512-734-4113
joe.gaines@goodwintx.com
11950 Jollyville Rd.
Austin, TX 78759

Upcoming Board Meeting tentative dates:



Next Board meeting:
September 25, 2024

(Continued from page 1)

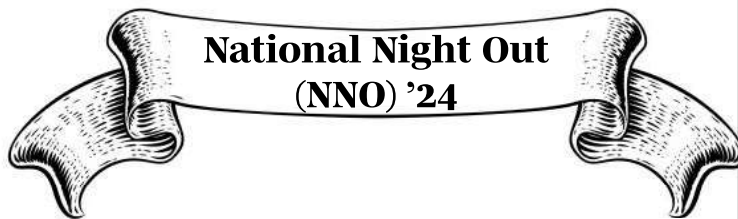
After the first few months, the charges start to add up and by September of the same year a homeowner that doesn't pay their dues, will owe over \$1,000!

The Board has set a threshold of \$1,000 for sending a delinquent homeowner (one who has not paid their dues) to the Association attorney for collections. Please know, we don't like seeing this happen, but it's not fair to those who do pay their dues on time. So, please pay your dues!

So, if you haven't paid your dues, please do. If you can't afford to pay your dues in-full, please contact Joe Gains at: (512) 502-2118 or by email at: ABFPmanager@goodwintx.com. He'll put you in touch with the right people to get you on a payment plan to aid you in paying your dues.

Also, once on a payment plan, stay on that payment plan and make your payments! You can lose any benefit of the payment plan if you miss a payment and could be sent to the Association attorney for collections.

The Board does not want to see anyone lose their home or pay more than the annual dues amount, so please, pay your dues!



National Night Out will be on October 1, 2024. The Association is already registered with the national NNO organization and the City of Round Rock.



The pressing need at the moment is for tables. We need three or four tables for all of the equipment and the sign-in area as well as the food distribution table. If you have a table that you'd like to lend us for a couple of hours we'd be very grateful.

Also, there's a need for volunteers, particularly volunteers to help with the cotton candy machine and the popcorn machine. If you take any pictures at the event, we'd like to have a copy of those, too so we can include them on bphoa.info in our photo gallery.

There will be food and water (on a first-come, first-serve basis), a bouncy house for the kids, a raffle and a visit by Round Rock Police and Fire as their schedule permits. Last year we also were visited by a City Council person.

So, come out and visit with us! Hope to see y'all there!

Bphoa.info & Town Square

In case you didn't know, my team and I provide a website for the Association. It's bphoa.info. It has the most current information from the City of Round Rock, Board information, Payment information and video and audio of every Board meeting since we took over in 2021. We even have a photo gallery! You can go there by scanning the QR-code to the right:



bphoa.info

Likewise, Goodwin & Co. has their own site for our use. It's called Town Square. You have to login to view it, but once you do, you can receive email notifications and pay your dues through that site. Goodwin asks all homeowners to register with Town Square so you can receive timely information from them. You can go there by scanning the QR-code to the right:



townsq.io

Pumpkin Spice Cheesecake Bars

Ingredients:

Crust:

- 1 1/2 cups graham cracker crumbs
- 1/4 cup granulated sugar
- 1/2 cup unsalted butter, melted

Cheesecake Filling:

- 16 oz cream cheese, softened
- 1 cup granulated sugar
- 1 cup canned pumpkin puree
- 3 large eggs
- 1 tsp vanilla extract
- 1 tsp ground cinnamon
- 1/2 tsp ground ginger
- 1/4 tsp ground nutmeg
- 1/4 tsp ground cloves



Instructions:

1. **Preheat Oven:** Preheat your oven to 350°F (175°C). Line a 9x13-inch baking pan with parchment paper.
2. **Prepare Crust:** In a medium bowl, combine the graham cracker crumbs, sugar, and melted butter. Press the mixture firmly into the bottom of the prepared pan to form an even layer.
3. **Bake Crust:** Bake the crust for 10 minutes, then remove from the oven and let it cool while you prepare the filling.
4. **Make Cheesecake Filling:** In a large bowl, beat the cream cheese and sugar together until smooth. Add the pumpkin puree, eggs, vanilla extract, and spices. Mix until well combined.
5. **Pour Filling:** Pour the cheesecake filling over the cooled crust, spreading it out evenly.
6. **Bake:** Bake for 45-50 minutes, or until the center is set and a toothpick inserted into the center comes out clean.
7. **Cool and Chill:** Allow the bars to cool to room temperature, then refrigerate for at least 3 hours or overnight.
8. **Serve:** Cut into bars and serve chilled. Enjoy your seasonal treat!

Staying Safe from Cryptocurrency Scams in 2024



Cryptocurrency scams are evolving, and it's crucial to stay informed to protect your assets. Here are some common types of scams and tips to avoid them:

Common Types of Cryptocurrency Scams

- **Phishing Scams:** Scammers send fake emails or messages pretending to be from legitimate cryptocurrency exchanges or wallets to steal your login credentials.
- **Romance Scams:** Scammers build fake online relationships and convince victims to send cryptocurrency.
- **Impersonation and Giveaway Scams:** Scammers impersonate celebrities or influencers, promising to multiply any cryptocurrency sent to them.
- **Investment Scams:** Fraudulent schemes promising high returns with little risk. These often include Ponzi schemes and fake investment platforms.
- **Blackmail and Extortion:** Scammers claim to have compromising information about you and demand cryptocurrency to keep it private.
- **Cloud Mining Scams:** Fake cloud mining operations that promise high returns but never deliver.
- **Fake Crypto Exchanges and Wallets:** Scammers create fake websites or apps that look like legitimate exchanges or wallets to steal your funds.
- **SIM-Swap Scams:** Scammers take control of your phone number to access your cryptocurrency accounts.

Tips to Stay Safe

- **Verify Sources:** Always double-check the legitimacy of any communication or website before providing personal information or making transactions.
- **Use Strong Security Practices:** Enable two-factor authentication (2FA) on your accounts and use strong, unique passwords.
- **Educate Yourself:** Stay informed about the latest scams and how they operate.
- **Be Skeptical:** If an offer sounds too good to be true, it probably is. Avoid unsolicited investment opportunities.
- **Secure Your Devices:** Keep your software and devices updated to protect against malware and other threats.

High Country Blvd.

Crumbling Wall

The Board discussed this at the last Board meeting on July 31, 2024.

Details are in the minutes of the meeting on bphoa.info.

Common Area

If anyone wants to dig up the rocks and/or the border that's around the rocks that are around the plants that are in the common area on High Country Blvd. for your own garden, please feel free to go and dig them up. The City of Round Rock wants that stuff removed before they will take over maintenance of that area, so the sooner that stuff is removed, the better!

This is the current barrier to having a dissolution vote. There are many homeowners who want reassurances that the area will be maintained in case the members vote for dissolution.

Whatever rocks and border that's left will have be removed by the Association. The Association's current landscaper has told the Board that he won't be able to do that work until this winter and the Board is awaiting a bid on this work from the landscaper.

Carb house number painting

If you wish to borrow the stencils to paint your driveway apron with your house number please contact Jamie Lodes via changebphoa@gmail.com with "Stencils" in the subject line and he will get with you to provide you with the stencils. changebphoa@gmail.com. Note: you will have to provide your own paint.



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Bradford Park Homeowners Association
c/o Goodwin & Company
11950 Jollyville Rd.
Austin, TX 78759

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Events & Holidays 2024 Calendar

September 2024

Air Force Day: 18, 2024

National POW/MIA Recognition Day: September 20, 2024

Oktoberfest: September 21, 2024

National Voter Registration Day: September 24, 2024

Next Board meeting: September 25, 2024

October 2024

October is Breast Cancer Awareness Month

National Night Out: October 1, 2024

Columbus Day: October 14, 2024

Early Voting: October 21 – November 1, 2024 (times may vary by day)

Halloween: October 31, 2024

November 2024

All Saints' Day: November 1, 2024

Daylight Savings Time Ends: November 3, 2024

Voting Day: November 5, 2024

Marine Corps Birthday: November 10, 2024

Veteran's Day: November 11, 2024

2024 Board of Directors

Keith A. Lindsey, MBA, **President**
Term ends after the annual meeting in 2027

Paul Goldfine, **Vice President**
Term ends after the annual meeting in 2026

Secretary, Vacant
Term ends after the annual meeting in 2025

Joe Gains, **Property Manager, Goodwin & Co.**

Team Member: Jamie Lodes, **ACC Chairperson**

Contact the Board at: changebphoa@gmail.com

Go Green


LET'S DO OUR PART IN HELPING THE ENVIRONMENT!

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- 1) Visit www.NeighborhoodNews.com
- 2) Click on: "Let's do our part" and follow the instructions.

Neighborhood News is pleased to be offering this free service!
Questions: Feel free to contact us at (210) 558-3160 or info@neighborhoodnews.com

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